



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
REPORT TO THE HEARING EXAMINER, EXHIBITS

Project Name: Renton 14 Preliminary Plat		Project Number: LUA16-000078	
Date of Hearing June 14, 2016	Staff Contact Jill Ding, Senior Planner	Project Contact/Applicant Darrell Offe, Offe Engineers	Project Location 6201 & 6207 NE 4 th Street

The following exhibits were entered into the record:

- Exhibits 1-9: As shown in the SEPA Environmental Review Report
- Exhibit 10: SEPA Determination of Non-Significance, dated May 2, 2016
- Exhibit 11: Building Height Code Interpretation (CI-73)
- Exhibit 12: Conceptual Landscape Plan
- Exhibit 13: Tree Retention Worksheet
- Exhibit 14: Arborist Report, prepared by Glenn Takagi, dated January 25, 2016
- Exhibit 15: Tree Retention Plan
- Exhibit 16: Critical Area Report, prepared by Sewell Wetland Consulting, Inc., dated January 3, 2016
- Exhibit 17: Hearing Examiner Staff Recommendation

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: May 2, 2016

PART ONE: PROJECT BACKGROUND

Project Name: Renton 14 Preliminary Plat

Project Number: LUA16-000078, ECF, PP

Project Manager: Jill Ding, Senior Planner

Owner(s): Irvin T. and Dorothy V. Leifer, 6207 NE 4th Street, Renton, WA 98059
Randall D. and Rosemary M. Leifer, 6201 NE 4th Street, Renton, WA 98059

Applicant: Kevin Murray, Kendall Homes, 612 S Lucile Street, Seattle, WA 98108

Contact: Darrell Offe, Offe Engineer's, 13932 SE 159th Place, Renton, WA 98058

Project Location: 6201 & 6207 NE 4th Street (Parcel Nos. 142305-9064 and 142305-9070)

Project Summary: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. An existing single family residence is proposed to remain on Lot 2. Access to the proposed lots would be via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.

Exist. Bldg. Area SF: N/A

Proposed New Bldg. Area: N/A

Site Area: 210,594 sf

Total Building Area GSF: N/A

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).



Exhibit
1 - 9

Denis Law
Mayor



May 5, 2016

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on May 2, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)
PROJECT NAME: Renton 14 Preliminary Plat
PROJECT NUMBER: LUA16-000078, ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6598.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Jill K. Ding".

Jill Ding
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

Exhibit
10

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER: LUA16-000078, ECF, PP

APPLICANT: Kevin Murray, Kendall Homes, 612 S Lucile Street, Seattle, WA 98108

PROJECT NAME: Renton 14 Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. An existing single family residence is proposed to remain on Lot 2. Access to the proposed lots would be via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.

PROJECT LOCATION: 6201 & 6207 NE 4th Street (Parcel Nos. 142305-9064 and 142305-9070)

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

City of
Renton



PUBLICATION DATE:

May 6, 2016

DATE OF DECISION:

May 2, 2016

SIGNATURES:

Gregg Zimmerman, Administrator
Public Works Department

Date

Mark Peterson, Administrator
Fire & Emergency Services

Date

Kelly Beymer, Administrator
Community Services Department

Date

C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

Date

CITY OF
Renton 

NOTICE

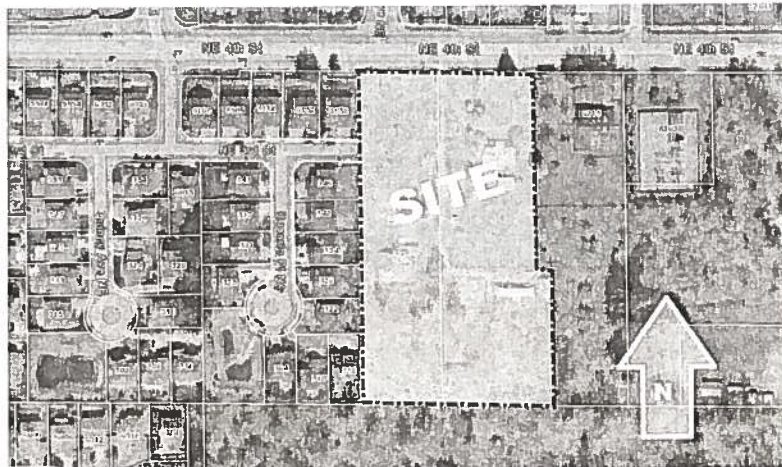
OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Renton 14 Preliminary Plat
PROJECT NUMBER: LUA16-000078, ECF, PP
LOCATION: 6201 & 6207 NE 4th St
DESCRIPTION: THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL AND ENVIRONMENTAL (SEPA) REVIEW FOR THE SUBDIVISION OF AN EXISTING 210,594 SQUARE FOOT (4.83 ACRE) PROJECT SITE INTO 15 LOTS AND 3 TRACTS (TRACT A IS A STORMWATER DETENTION TRACT, TRACT B IS A SECONDARY EMERGENCY ACCESS TRACT, AND TRACT C CONTAINS A CELLULAR TOWER AND ASSOCIATED FACILITIES). THE PROJECT SITE IS LOCATED WITHIN THE RESIDENTIAL-4 (R-4) ZONING DESIGNATION. THE PROPOSED LOTS RANGE IN AREA FROM 8,228 SQUARE FEET TO 15,286 SQUARE FEET. AN EXISTING SINGLE FAMILY RESIDENCE IS PROPOSED TO REMAIN ON LOT 2. ACCESS TO THE PROPOSED LOTS WOULD BE VIA A NEW PUBLIC STREET EXTENSION OFF OF NE 3RD COURT, WHICH TERMINATES IN A HAMMERHEAD TURNAROUND. A SECONDARY EMERGENCY ACCESS ROAD (TRACT B) WOULD PROVIDE SECONDARY ACCESS TO NE 4TH STREET IN THE EVENT OF AN EMERGENCY. NO CRITICAL AREAS ARE MAPPED ON THE PROJECT SITE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **JUNE 14, 2016, AT 11:00 AM** TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL
CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

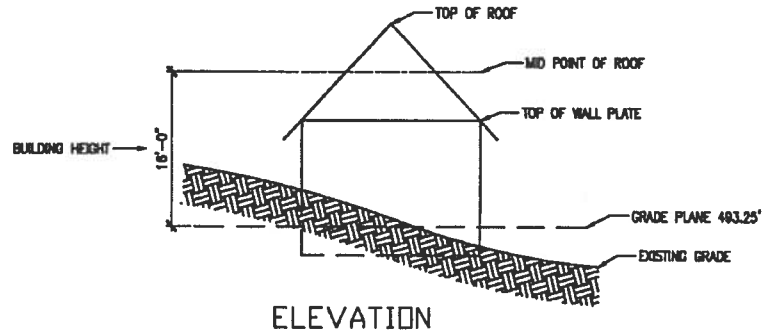
BACKGROUND: **Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

Issues stemming from existing code and consequent construction of new single family houses include inappropriate massing relative to the existing and desired character of neighborhoods, the loss of views from existing residences, and the loss of direct sunlight on properties adjoining those with structures designed with tall wall elements and shallow or flat roofs.

Shown below is a graphic included in the definition of “building height:”



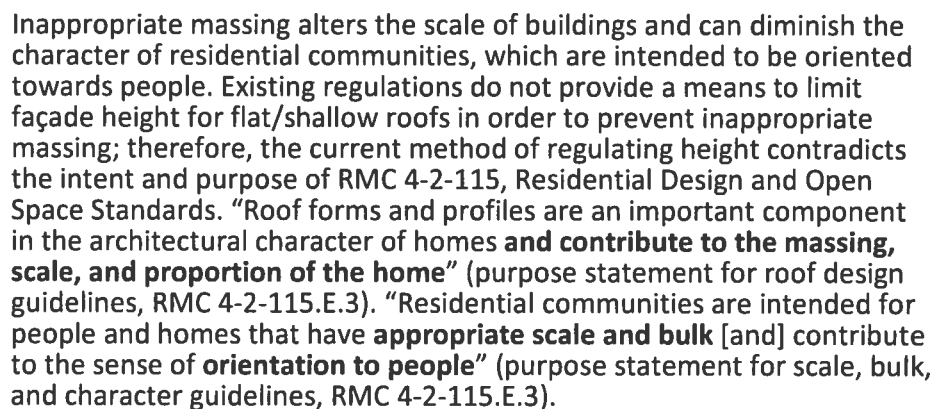
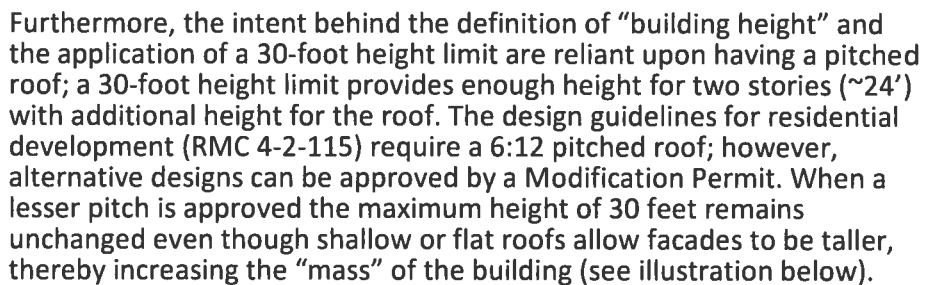
DETERMINATION OF BUILDING HEIGHT

The definition contradicts itself because it states that the measurement is to “the average height of the highest roof surface” (i.e., midpoint between the eave and apex), but the graphic implies the average would be the distance between the top of the wall plate and the apex of the roof. Besides being contradictory, the definition omits any portion of a building that lies below the grade plane and any portion that exists above the midpoint of the roof. The definition provides a means to measure “building height” if there is a roof surface, but any structure without a roof surface (e.g., decks, railings, etc.) is effectively unregulated.

Although the “maximum height” in all zones from RC to R-14 is 30 feet (35’ in the RMF zone), because building height is measured from the grade plane to the roof midpoint, a building that is only 30 feet tall (per RMC) can have a facade over 30 feet tall and an effective height close to 40 feet. The same structure that is effectively taller than 30 feet can have non-roofed additions (e.g., decks) that extend even higher.

Because the definition does not address non-roofed structures and does not acknowledge portions of roofed structures above the roof midpoint, an accurate measurement of building height is undeterminable per Title IV, and therefore regulating the height of roofed and non-roofed structures with the application of a “maximum height” (RMC 4-2-110.A) is unclear.

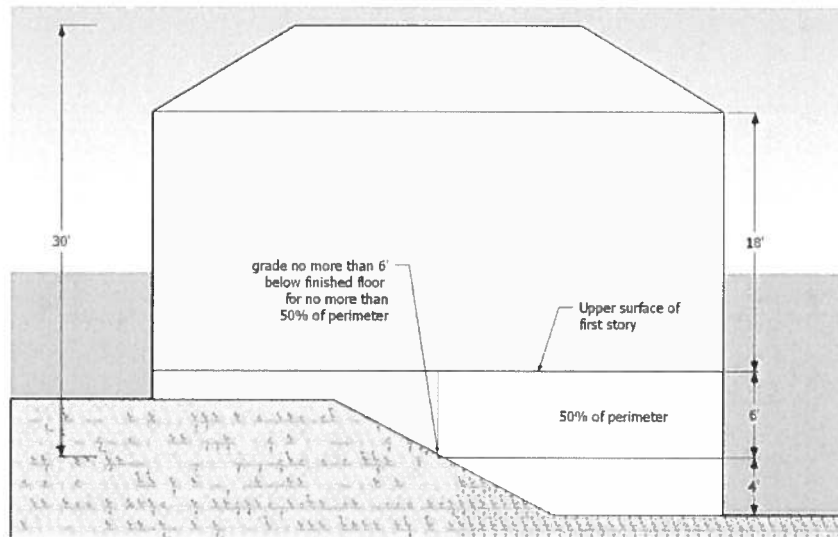
Below is a graphic that illustrates how the ambiguity of the definition allows buildings to be effectively taller than the maximum height for all structures.



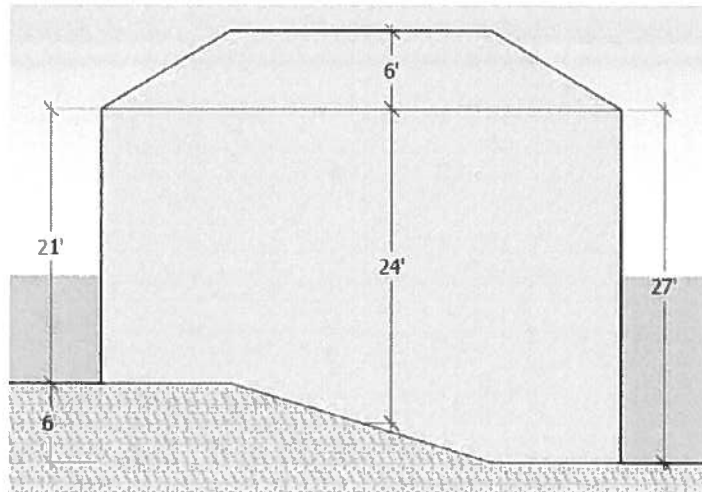
JUSTIFICATION:

Because current code fails to regulate the effective height of all structures, and measuring to the midpoint of the roof can result in buildings that are taller and/or more massive than intended by Title IV, building height is proposed to be regulated by the number stories and the wall plate height.

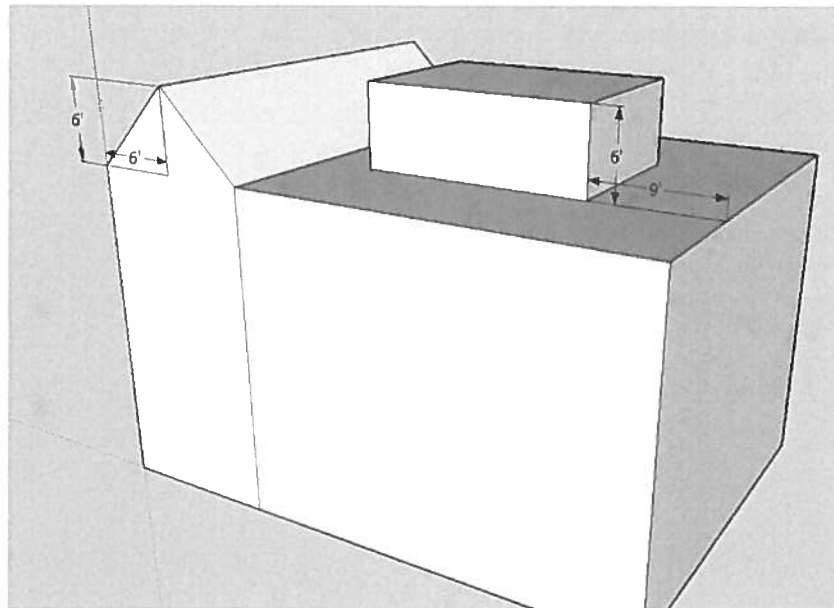
Because the application of a 30 feet “maximum” building height combined with the requirement to pitch a roof at 6:12 or greater is intended to provide enough height for two stories, a limit on the number of stories within residential buildings is proposed. Limiting residential buildings to two stories will enable some sloped lots to build into the earth enough so as to qualify the first floor as a non-story (e.g., a daylight basement or “tucked” garage) per the definition of “story” in RMC 4-11-190, Definitions S. The grade plane would need to cover enough of the façade so that the upper surface of the first story is no more than six feet above grade for no more than 50% of the perimeter (see illustration below).



Maximum wall plate heights will be applied to residential structures in the RC through RMF zones. In response to apparent market demand for roofs pitched at 4:12, roof guidelines of RMC 4-2-115.E are proposed to be reduced from a minimum roof pitch of 6:12 to 4:12. Roofs with at least a 4:12 pitch will be allowed to project up to six vertical feet from the maximum wall plate height. This will result in relatively equal massing between flat-roofed houses and pitched-roofed houses (assuming all other variables are equal). For example, the building below has a wall plate height of 24 feet, with a pitched roof that projects six feet.



Because a roof could be designed with a 12:12 pitch (a 45o angle), an exception to the maximum height for shallow-roofed buildings (less than 4:12 pitch) is proposed that would require additions to be far enough stepped back from the facade to be no less injurious to adjoining properties than a 12:12 pitched roof. A step back ratio of one-and-a-half (1.5) horizontal feet from each facade for each one (1) vertical foot above the maximum wall plate height results in an 8:12 pitch, as measured from the wall plate to the encroachment, and therefore blocks natural light no more than a 12:12 pitched roof (see graphic below).



Because shed-style roofs require wall plate heights of varying height, compliance with the maximum wall plate height standard will be satisfied if the average of wall plate heights does not exceed the maximum wall plate height.

DECISION:

In the RC through RMF zones, residential and accessory structures shall be subject to the maximum wall plate height standard, defined as the vertical distance from the grade plane to the highest wall plate. Wall plates shall not exceed 24' in height (except structures in the RMF zone, which shall be granted 30' of wall plate height based on the current building height limitation of 35'). Roofs pitched at a 4:12 slope or greater may project an additional six vertical feet from the maximum wall plate height. Common rooftop features, such as chimneys, may extend an additional four feet from the roof surface.

Non-exempt vertical projections (e.g., decks) from a roof pitched less than 4:12 shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.

Measurement of the wall plate height for shed-style roofs shall be taken from the grade plane to the average of wall plate heights associated with the shed roof.

Residential buildings in the RC through R-10 zones shall be limited to two stories, while the R-14 and RMF zones shall be limited to three stories.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE:

September 16, 2015

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

**4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING
DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)**

	RC	R-1	R-4	R-6	R-8	R-10	R-14	RMF
Maximum Number of Stories	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>
Maximum Wall Plate Height^{8, 9, 18, 19}	<div> <div>30 ft.</div> <div>24 ft.</div> </div>							<div>35 30 ft.²⁰</div> <div> <div>Residential: 30 ft.</div> <div>Commercial: 20 ft.</div> </div>

**4-2-110B DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT
(DETACHED ACCESSORY BUILDINGS)**

MAXIMUM BUILDING HEIGHT	
RC	Accessory building – 15 ft.
R-1, R-4, R-6, and R-8	<p>Accessory building – 15 ft.</p> <p>Accessory dwelling units <u>and</u> <u>Animal husbandry or agricultural</u> <u>related structures</u> – subject to the <u>maximum wall plate height of RMC</u> <u>4-2-110.A, and any associated</u> <u>conditions.</u> 30 ft., except that the accessory unit structure (dwelling space, garage space, etc.) shall not be taller than the primary dwelling.</p>

	Animal husbandry or agricultural related structures — 30 ft.
R-10 and R-14	Accessory building — 15 ft. Accessory dwelling unit and <u>Animal husbandry or agricultural related structures — subject to the maximum wall plate height of RMC 4-2-110.A, and any associated conditions.</u> 30 ft.
RMF	25 ft.
Maximum Height for Public Facilities – see RMC 4-2-110D9.	
Maximum Height for Wireless Communication Facilities (Including Amateur Radio Antennas)	
RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF	See RMC 4-4-140, Wireless Communication Facilities. Freestanding vertical monopole amateur radio antennas are allowed a maximum height of 45 ft. without a Conditional Use Permit. Taller structures will have maximum height determined pursuant to RMC 4-9-030, Conditional Use Permits.

**4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT
STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS**

18. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above

the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. ~~Reserved.~~

19. Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed. ~~Reserved.~~

20. An additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as ~~pitched roofs~~, additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent or abutting existing residential development. In no case shall the maximum wall plate height of a residential structure exceed ~~forty-three~~ forty-five feet (45'35').

4-2-115 RESIDENTIAL DESIGN AND OPEN SPACE STANDARDS:

E. REQUIREMENTS:

3. Residential Design:

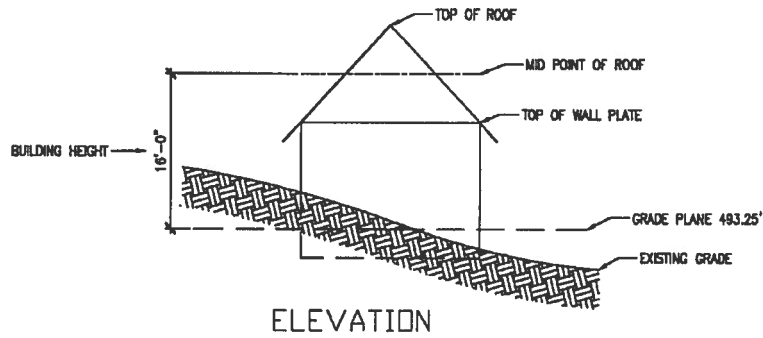
ROOFS: Roof forms and profiles are an important component in the architectural character of homes and contribute to the massing, scale, and proportion of the home. Roofs also provide opportunity to create variety, especially for homes of the same model.	
Guidelines: Roofs shall represent a variety of forms and profiles that add character and relief to the landscape of the neighborhood. The use of bright colors, as well as roofing that is made of material like gravel and/or a reflective material, is discouraged.	
Standards:	
RC and R-1	n/a
R-4, R-6, and	One of the following is required for all development:

R-8	<ol style="list-style-type: none"> 1. Hip or gabled with at least a six-four to twelve (64:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p>
R-10 and R-14	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. Primary roof pitch shall be a minimum six-four to twelve (64:12). If a gable roof is used, exit access from a third floor must face a public right-of-way for emergency access, and 2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant.

RMC 4-11-020 DEFINITIONS B

BUILDING HEIGHT: The measurement of building height depends on the applicable zone, as follows:

1. Within the RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF zones: The vertical distance from grade plane to the highest wall plate combined with any portion of the structure that extends above the wall plate (e.g., roof, deck, etc.), excluding chimneys, ventilation stacks, and similar elements as determined by the Administrator.
2. All other zones: The vertical distance from grade plane to the average height of the highest roof surface.



DETERMINATION OF BUILDING HEIGHT

RMC 4-11-230 DEFINITIONS W

WALL PLATE HEIGHT, MAXIMUM: The vertical distance from the grade plane to the highest wall plate.

STAFF CONTACT: Paul Hintz, x7436

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
20		Acer t. x p. 'Warrenred'/ PACIFIC SUNSET MAPLE	min. 2" cal., street tree form
7		Acer c. 'Queen Elizabeth'/ HEDGE MAPLE	min. 2" cal., street tree form
27		Calocedrus decurrens/ INCENSE CEDAR	min. 6'-0" hgt.
12		Pseudotsuga menziesii/ DOUGLAS FIR	min. 6'-0" hgt.
28		Pyrus c. 'Capital'/ FLWG PEAR or Cornus kousa/ KOREAN DOGWOOD	min. 2" cal.

SHRUBS/PERENNIALS:

145		Buxus 'Winter Gem'/ HYBRID BOXWOOD or Pinus m. 'Slowmound'/ MUGHO PINE or Rhododendron spp./ RHODODENDRON or Perennial	min. 15" spr. or 1 gal. pot
42		Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 15" spr.
79		Epimedium x versicolor 'Sulphureum' / NCN	1 gal.
3		Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt.
16		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.

GROUNDCOVERS:

	Mahonia repens/ CREEPING MAHONIA or Arctostaphylos spp./ KINNICKINNICK or Prunus l. 'Mt. Vernon'/ DWARF LAUREL	4" pots @ 18" o.c. tri. spacing
		1 gal. pots @ 36" o.c. tri. spacing
	Lawn	No. 1 Sod, non-netted

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity by symbol shall be used.

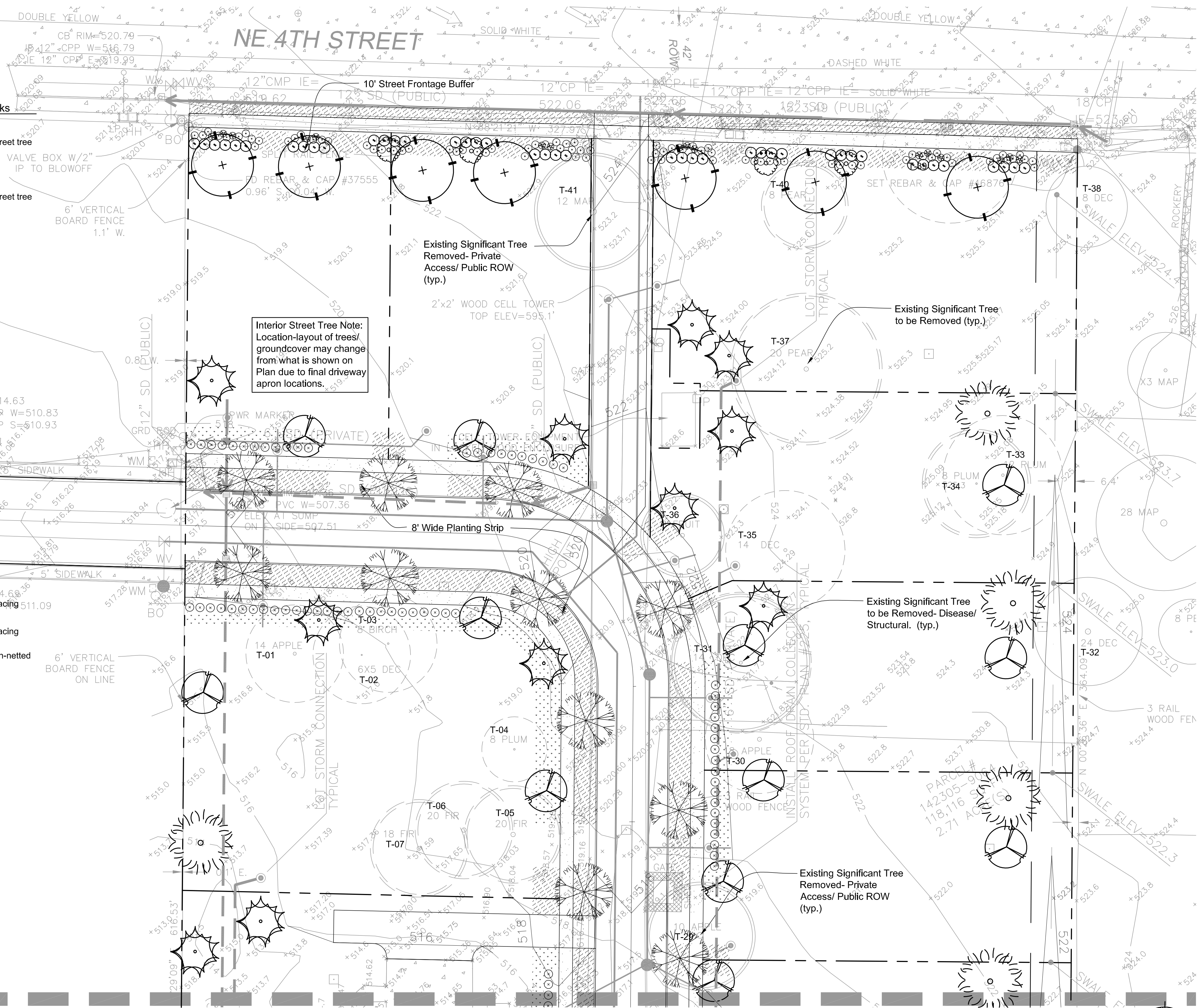
* Plant names shown in 'bold' are native/ drought tolerant.

TREE RETENTION NOTES:

Total No. of Significant Trees: 36
Total Number of Excluded Trees: 25
Total No. of Trees that Must Be Retained: 11 x 30% = 3
Total No. of Existing Trees Proposed to be Retained: 0
Total No. of Trees to be Replaced: 3
Total Replacement Inches Required: 3 x 12" = 36
Total No. of Replacement Tree Inches Proposed: 188
Deciduous (min. 2" cal.)- 55 x 2 = 110 inches
Conifer (min. 6'0" hgt.- 2" equiv.)- 39 x 2 = 78 inches

TREE DENSITY NOTES:

Required- 2 Trees per 5,000 s.f
Total Trees Required: 63
Total Trees Provided: 94



MATCHLINE w/ SHEET 4

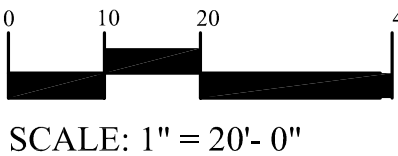


Exhibit 12

RENTON 14 PLAT
6201 NE 4th Street
Renton, WA

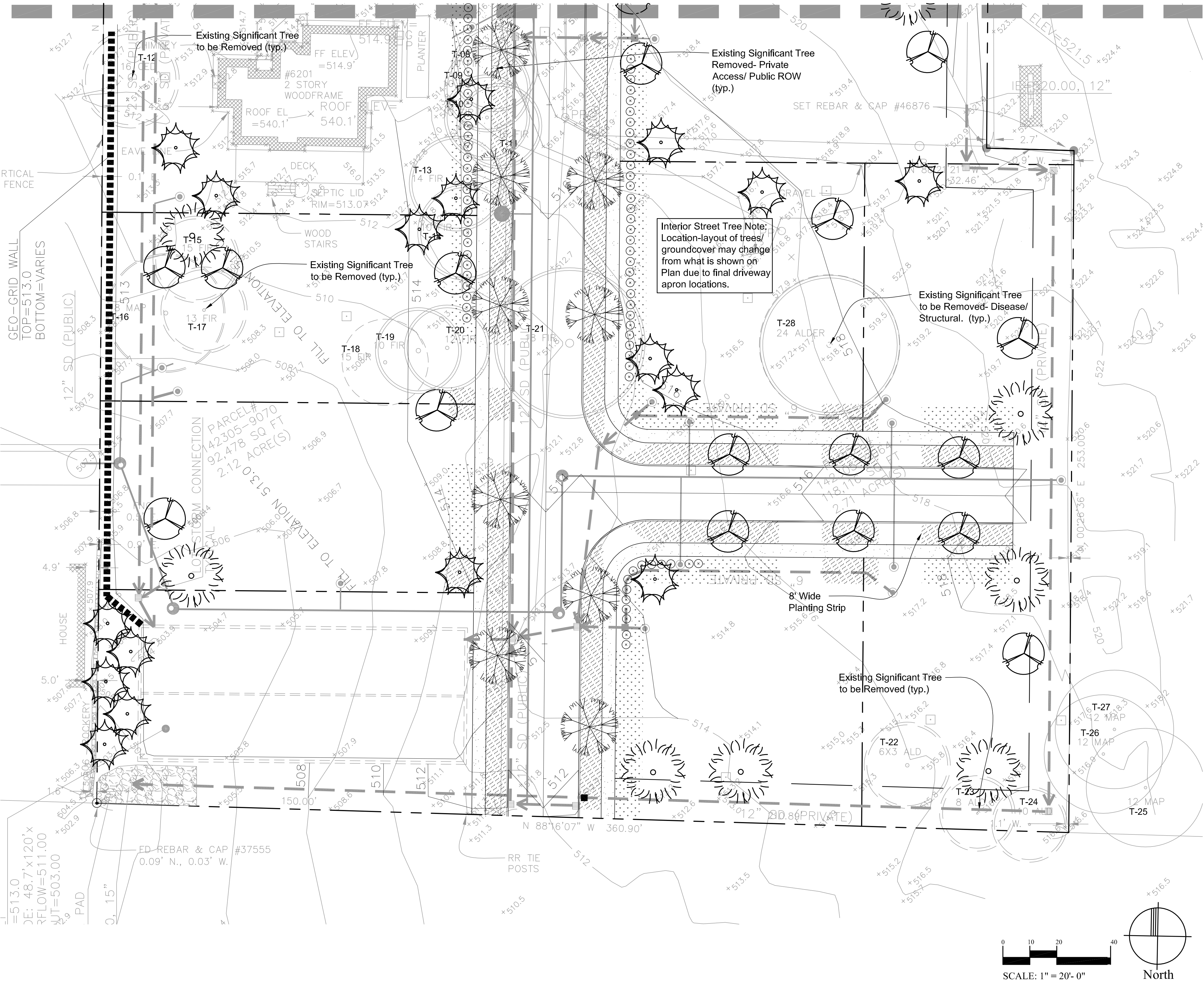


Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

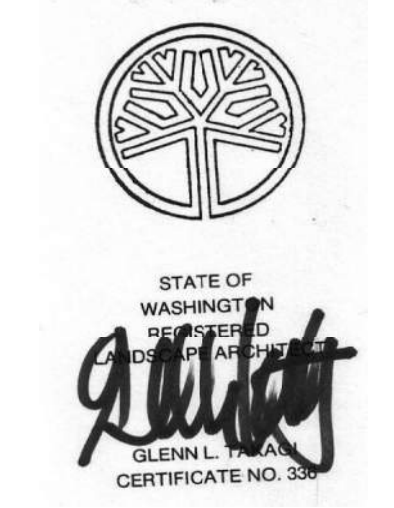
Planting Plan-
North Portion

Project No.:	
Drawn:	GT
Checked:	GT
Drawing Issue:	1.31.16
Revisions:	

MATCHLINE w/ SHEET IX



RENTON 14 PLAT
6201 NE 4th Street
Renton, WA



Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

Planting Plan- South Portion

Project No.:	
Drawn:	GT
Checked:	GT
Drawing Issue:	1.31.16
Revisions:	

TREE RETENTION WORKSHEET

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 36 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:

Trees that are dead, diseased or dangerous ²	<u>13</u> trees
Trees in proposed public streets	<u>11</u> trees
Trees in proposed private access easements/tracts	<u>1</u> trees
Trees in critical areas ³ and buffers	<u>-</u> trees

Total number of **excluded trees**: 2. 25 trees
3. Subtract **line 2** from **line 1**: 3. 11 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, or R-8	
0.1 in all other residential zones	
0.05 in all commercial and industrial zones	4. <u>3</u> trees
5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴: 5. 0 trees
6. Subtract **line 5** from **line 4** for **trees to be replaced**: 6. 3 trees
(If line 6 is less than zero, stop here. No replacement trees are required).
7. Multiply **line 6** by **12"** for number of **required replacement inches**: 7. 36 inches
8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required) 8. 2" or 8'0" inches per tree
9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(if remainder is .5 or greater, round up to the next whole number) 9. min. 18 trees

¹. Measured at chest height.

². Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

³. Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

⁴. Count only those trees to be retained outside of critical areas and buffers.

⁵. The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

⁶. Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.

25 January 2016

Kevin Murray

Kendall Homes/ Jacob Alexander Homes

612 South Lucile Street

Seattle, WA 98108

RE:

Arborist Report for:

Proposed 15 Lot Plat at 6102- 6107 NE 4th Street Renton, Washington

Overview

Plans are underway for the permitting of a new 15 Lot Plat in the City of Renton. Part of the permitting process requires an inspection and species identification of significant trees on the site; with observations made on their health, structural stability and suitability for retention Per City of Renton Municipal Code Chapter 4- City-Wide Property Development Standards. These requirements are prescribed in Section 4-4-130 Tree Retention and Land Clearing Regulations.

A Site Visit was made on 25 November 2015, to assess the trees and gather field information.

Observations

This approximately 5 acre site gently slopes from north to south and consists of two existing homes and a mobile home. Vegetation is primarily grassed areas on the northern half transitioning to overgrown pasture (volunteer Himalayan Blackberry and Alder) to the south. Site contains some native trees along with planted ornamental and fruit trees. Most of the trees existing on site are 6" in diameter or more expect for on the small 15,000 s.f. parcel in the NW corner where a nursery crop of 'Christmas Trees' are being raised.

The provided Survey of the property shows boundries, topography, structures and significant trees (species and diameter breast height (dbh) measurments). The surveyed trees were given numbers (and are shown on the attached Tree Retention Plan) to identify/ reference them on the Tree Schedule. The trees were not tagged with aluminum markers.

Overall, the deciduous trees displayed moderate to poor condition with little indication of formative or ongoing maintenance. Many of the trees showed structural defects such as internal decay, cracks, bark inclusions, crown asymmetry and an accumulation of deadwood and dieback. Most of the conifers appeared to be in good condition.

Information on each tree is shown on the Tree Schedule form on the Tree Retention Plan. The form is divided into the following categories:

Tree Number- Identification number given in field.

Tree Species- By common name.

DBH- Diameter Breast Height of the trunk at 4.5' above grade.

Health Rating- An assessment of the overall picture of the current health/ vitality of the tree.

Viability- Is derived from the Health Rating to assess overall suitability given existing conditions. NS = not suitable. S = suitable

Comments- Observations on the rationale for arriving at the above ratings.

Remove- 'X' indicates removal given site development or elective removal.

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Exhibit
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Conclusions

Per proposed Site Development Plans (ROW construction, Utility Easement) and Health Rating/ Viability assessment, only 10- trees are candidates to be retained. Owner has elected to remove all 10 of these trees due to conflicts with individual lot building envelopes.

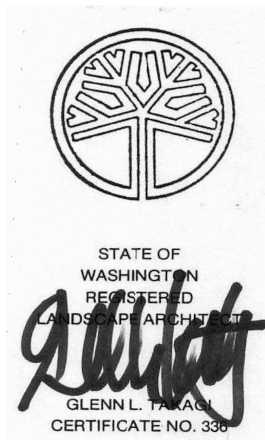
Replacement Trees should selected for intended use, size and form (street tree, ornamental, screening, open space) and be adaptable to the Pacific Northwest-Puget Sound region climate. Selection of native and drought tolerant species are encouraged.

A tree planting details have be provided on the Tree Retention Plan.

End of Report.

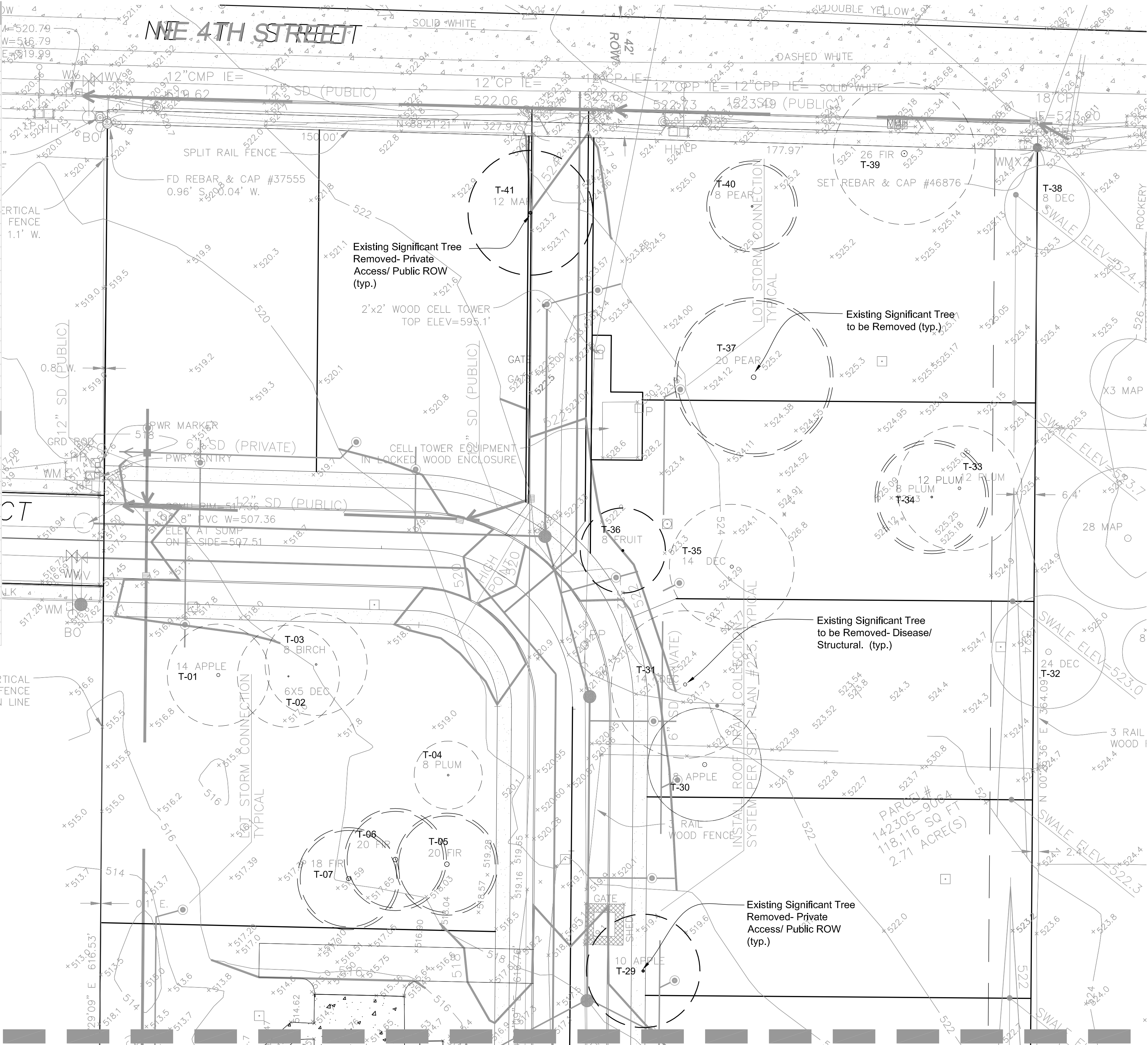
Submitted,

Glenn Takagi
Landscape Architect



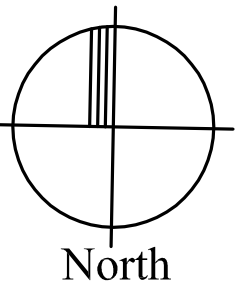
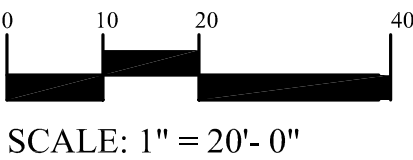
Tree Number	SPECIES	DBH	Significant Tree	Health and Condition	Viability	Comments	Remove
1	Apple	14"	X	poor	NS	rot, bad pruning	X- disease, structural defects
2	Deciduous	5 @ 6"	X	moderate	S	inclusions	X- structural defects
3	Birch	8"	X	poor-moderate	NS	topped	X- structural defects
4	Plum	8"	X	poor-moderate	NS	rot, bad pruning	X- disease, structural defects
5	Douglas Fir	20"	X	moderate	S	topped	X- Elected removal
6	Douglas Fir	20"	X	good	S		X- Elected removal
7	Douglas Fir	18"	X	good	S		X- Elected removal
8	Grand Fir	10"	X	good	S		X- ROW Construction
9	Grand Fir	10"	X	good	S		X- ROW Construction
10	Douglas Fir	10"	X	good	S		X- ROW Construction
11	Douglas Fir	16"	X	good	S		X- ROW Construction
12	W. Red Cedar	16"	X	good	S		X- Elected removal
13	Douglas Fir	14"	X	good	S		X- ROW Construction
14	Douglas Fir	10"	X	good	S		X- ROW Construction
15	Douglas Fir	15"	X	good	S		X- Elected removal
16	Big Leaf Maple	18"	X	good	S	inclusions	X- Elected removal
17	Douglas Fir	13"	X	good	S		X- Elected removal
18	Big Leaf Maple	15"	X	poor-moderate	S	inclusions	X- structural defects
19	Douglas Fir	10"	X	good	S		X- ROW Construction
20	Douglas Fir	12"	X	good	S		X- ROW Construction
21	Douglas Fir	18"	X	good	S		X- ROW Construction
22	Alder	3 @ 6"	X	moderate	S	deadwood	X- Elected removal
23	Alder	8"	X	moderate	S	deadwood	X- Elected removal
24	Alder	10"	X	moderate	S	deadwood	X- Elected removal
25	Cottonwood	12"	X	good	S	off-site	
26	Cottonwood	12"	X	good	S	off-site	
27	Cottonwood	12"	X	good	S	off-site	

Tree Number	SPECIES	DBH	Significant Tree	Health and Condition	Viability	Comments	Remove
28	Alder	24"	X	poor	NS	topped, bad pruning	X- disease, structural defects
29	Apple	10"	X	moderate	S		X- ROW Construction
30	Apple	18"	X	poor	NS	rot, topped	X- disease, structural defects
31	Birch	14"	X	poor-moderate	NS	topped, bad pruning	X- disease, structural defects
32	Pear	24"	X	good	S	off-site	
33	Plum	12"	X	poor	NS	rot, inclusions	X- disease, structural defects
34	Plum	8"	X	moderate	N		X- Elected removal
35	Birch	14"	X	poor	NS	rot, topped, inclusions	X- disease, structural defects
36	Apple	8"	X	poor	NS	rot, topped, inclusions	X- disease, structural defects
37	Pear	20"	X	good	S		X- Elected removal
38	Deciduous	8"	NA	poor	NS	dead, offsite	
39	Douglas Fir	26"	X	good	S	inclusions	X- structural defects
40	Pear	8"	X	good	S		X- Elected removal
41	Big Leaf Maple	12"	X	good	S	inclusions	X- ROW Construction



MATCHLINE w/ SHEET L2

Exhibit
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RENTON 14 PLAT
6201 NE 4th Street
Renton, WA



Glenn Takagi
Landscape Architect
18550 Firlands Way N.
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Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

Tree Retention Plan- North Portion

Project No.: _____
Drawn: GT
Checked: GT

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1.31.16

Revisions:

Sheet
L1
of 4

Site plan for a proposed 2-story woodframe house. The plan includes numerous annotations for tree removals, elevations, and property boundaries. Key features include:

- Tree Removals:** Several trees are marked for removal, including T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-19, T-20, T-21, T-22, T-23, T-24, T-25, T-26, T-27, and T-28. Some are labeled as "Existing Significant Tree to be Removed (typ.)" or "Existing Significant Tree Removed- Private Access/ Public ROW (typ.)".
- Elevations:** The plan shows various elevations, including "FF ELEV = 514.9", "ROOF EL = 540.1", and "DECK".
- Property Boundaries:** The plan shows the "12" SD (PUBLIC)" and "12" SD (PRIVATE)" boundaries, as well as the "12" SD (PUBLIC)" and "12" SD (PRIVATE)" boundaries.
- Other Features:** The plan includes a "HOUSE", "ROCKERY", "PAD", "RR TIE POSTS", and "ED REBAR & CAP #37555".



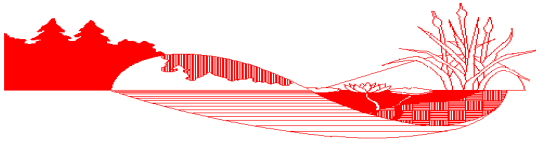
Glenn Takagi
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Tree Retention Plan- South Portion

Project No.: _____
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 Checked: _____

Drawing Issue:
31.16

Revisions:



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

January 3, 2016

Kevin Murray
Kendall Homes/Jacob Alexander Homes
612 S Lucile Street, Seattle, WA 98108

RE: Parcels #142305-9076 & 9064 - Critical Area Report
City of Renton, Washington
SWC Job #15-194

Dear Kevin,

This report describes our observations jurisdictional wetlands, streams and/or buffers on or within 225' of 6201 and 6207 NE 4th Street (Parcels #142305-9076 & 9064), in the City of Renton, Washington.

